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## PLANNING COMMISSION

Meeting of June 23, 2016

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City Hall Municipal Council Chambers \* 290 North 100 West \* Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

### AGENDA

**4:30 p.m. Bus Tour of Agenda Sites** The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The bus leaves from City Hall and the public is invited.

**5:30 p.m.**

#### I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of May 26, 2016

III. **PUBLIC HEARING** *The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to making a decision.*

**PC 16-026 Aaron's Elite Auto** [Design Review] Vrugge Holdings/Hal Fronk, authorized agent/owner, request construction of a 6,624 SF office and shop on .96 acres located at 1098 West 130 South in the Commercial Services (CS) zone; TIN 05-107-0022.

**PC 16-027 The Falls at Riverwoods – Phase II** [Zone Change & Design Review] Bracken Atkinson/Evelyn H. Ellis, authorized agent/owner, request a Future Land Use Plan (FLUP) amendment and zone change to Mixed Use (MU) and expansion of the current multi-family complex for an additional 94 units on 5.4 acres at approximately 650 South 100 East; TIN 06-001-0006.

**PC 16-028 DD Heavy Towing & Recovery** [Conditional Use Permit] R. Lowell Huber/Michael K. Jones, authorized agent/owner, request a vehicle storage impound yard on .19 acres located at approximately 50 North 700 West in the Commercial Services (CS) zone; TIN 06-001-0006.

#### WORKSHOP ITEMS for July 14, 2016

- ✓ PC 16-029 Bridgerland Neighborhood Downzone
- ✓ PC 16-030 Deer Pen Rezone & Subdivision
- ✓ PC 16-031 LDC Amendment – 17.46, 17.47 & 17.62
- ✓ PC 16-032 Berntson Estates
- ✓ PC 16-033 South Gateway – Code/FLUP Amendment & Rezone

#### IV. ADJOURNMENT

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*The Logan City Planning Commission is a quasi-judicial body established for purposes of reviewing applications for development as required by the Land Development Code. The Planning Commission is charged to carry out the growth and development policies of the Municipal Council as expressed in the General Plan and to implement the programs of the plan. The Commission functions as the approval body for certain planning and zoning matters, and reviews and recommends on legislative matters related to planning and zoning, in conformance with Utah law.*

*As a quasi-judicial body, the decisions made by this body pertain only to matters proposed on the published agenda, upon consideration of facts, reports and testimony provided in evidence of a project. The Commission must rely on substantial evidence in determining whether a project complies with the law. Emotional pleas or personal opinions are not substantive evidence.*

*Meetings are conducted at the discretion of the Commission, and we ask for your cooperation in maintaining the following:*

- a) Consideration of items will occur as indicated on the printed agenda, although the Commission reserves the right to alter the order if the need arises.*
- b) Those speaking are asked to keep comments relevant to the matter being considered.*
- c) Outbursts, including cheers, jeers, and applause are not appropriate as they may discourage those with opposing views from speaking.*
- d) Items involving a large number of people wishing to make comments, a time limit may be imposed.*
- e) Once the public comment portion for a particular item has been closed, no additional public comments are allowed, unless requested by the Commission.*
- f) Anyone wishing to speak is asked to sign in at the podium.*
- g) All public comment and questions will be made into the microphone at the podium to allow for recording of the proceeding.*
- h) The meeting is managed by the Chair. All questions/comments will be directed to the Commission.*